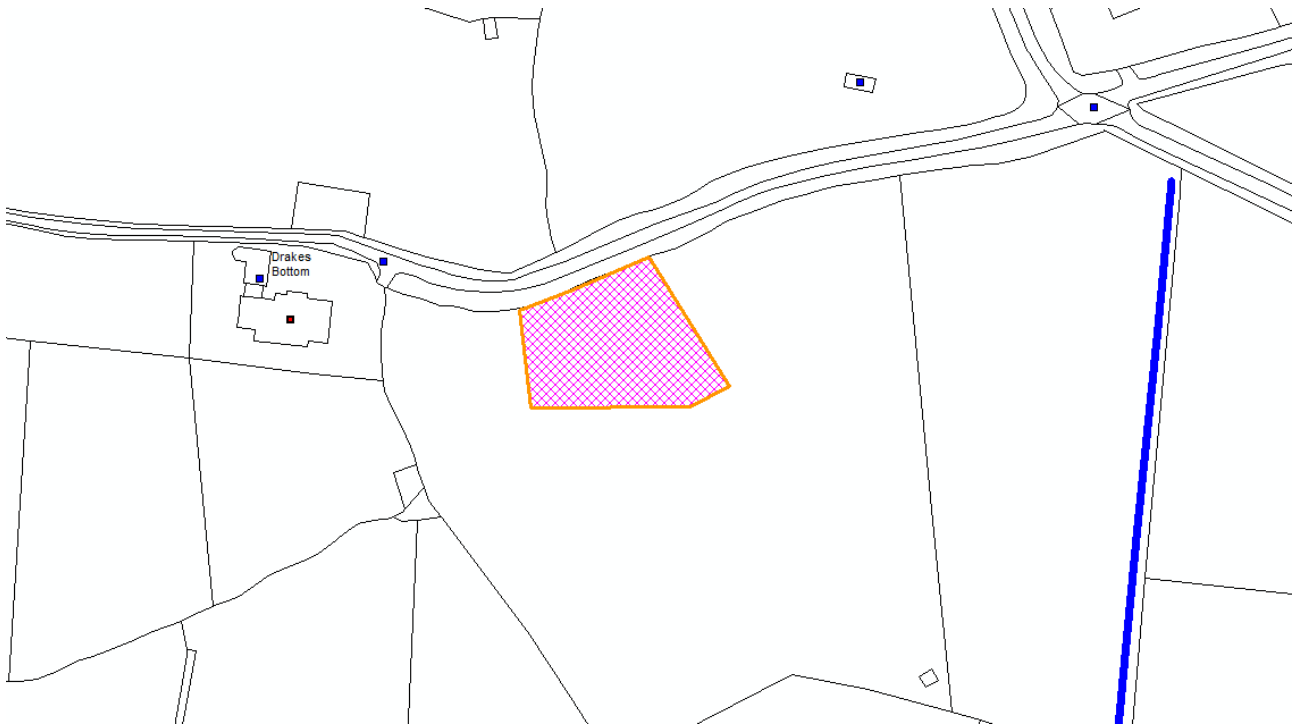


WINCHESTER CITY COUNCIL
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Case No: 23/02924/FUL
Proposal Description: On land adjacent to Drakes Bottom Uplands Road (Dirty Lane), Denmead, PO7 4QT construction of 2no cabins for Tourist accommodation with associated access drive from Dirty Lane and parking area.
Address: Drakes Bottom, Dirty Lane, Hambledon, Waterlooville, Hampshire
Parish, or Ward if within Winchester City: Denmead Parish Council
Applicants Name: Maggie Bentley and Paul Benfield
Case Officer: Cameron Taylor
Date Valid: 29 January 2024
Recommendation: Permit
Pre Application Advice Yes

Link to Planning Documents

[Link to page – enter in reference number 23/02924/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for permission as it is considered that it will not have a significant adverse impact on the character of the area in accordance with Policies DM15 and DM 16 of the LLP2 and would not harm neighbouring residential amenity in accordance with policy DM17 of the LPP2.

General Comments

The application is reported to Committee due to the number of objections received contrary to the Officer's recommendation.

Pre-application discussions are encouraged by central Government, with the National Planning Policy Framework encouraging all Planning authorities and developers to use pre-application engagement and frontloading to rectify issues. Positive comments on the principle of development were provided (MTRA4 is discussed further below), however these views and opinions are given without prejudice to the consideration by the council of a formal application.

Amendments to Plans Negotiated

None

Site Description

The site is located to the south of Uplands Road within an area which is an agricultural paddock. The site has an existing access which serves Uplands Road with hedging running along the boundary with Uplands Road. The paddock is maintained grassland and there are large detached dwellings within the wider area.

Proposal

The proposal is for the erection of 2 cabins for tourist accommodation with associated access drive from Uplands Road and parking area.

Relevant Planning History

- 22/00649/FUL-Erection of 2 self build dwellings (amended plan)- Refused 19.04.2023
- 22/00640/FUL- (Amended site plan) - 2 Custom Self Build dwellings with associated driveways (amended plan)- Refused 19.04.2023

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Consultations

Service Lead – Sustainability and Natural Environment (Ecology) –

- No Objection subject to following conditions:

Natural England -

- No Objection subject to securing appropriate mitigation measures

Representations:

Denmead Parish Council

“Denmead Parish Council wishes to raise a STRONG OBJECTION on the following grounds:

- Winchester City Council Local Plan Policy MTRA4 has been applied inappropriately by the applicant to this particular site. The need for holiday accommodation is questioned given that the holiday accommodation in nearby Drake's Bottom was incorporated into the main dwelling as it could not be rented out.

- The proposed site is situated on a very narrow lane. Dirty Lane is in places 2.6m wide and has no pavement so access on foot may be dangerous and encourage tourists to use motor vehicles. Pedestrians and horse riders may be forced into hedgerows as traffic passes. Despite the assertions in the application the only access to the site is a five-barred gate.

- The proposed site will be highly visible from and may affect the setting of nearby Rights of Way.

- The proposed water treatment plant would drain into a ditch which runs dry in the summer months. The water treatment plant instructions say that it should never be allowed to stop running.

- so backup power will be required.

–There is no infrastructure in the site as it is currently a paddock, meaning a large amount of concrete and other hard materials would need to be added for large cabins to be accommodated with associated parking and access, and therefore contrary to WCC's declared climate emergency.

- Adding two cabins in that position will inevitably mean addition artificial light which will be visible from the residences at the high point of School Lane and those closer, with additional noise and features such as washing lines in what is currently a horse paddock”.

52 Objecting Representations received from different addresses citing the following material planning reasons:

- Character and appearance
 - The formation of dwellings within a countryside location
 - Harmful to character and appearance of the area
 - Materials proposed and typical for house construction.

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- Flat roof lends itself to extending upward.

- Proposed use
 - Only be rented out for long weekend.
 - Already existing tourist accommodation within the area
 - Will become dwelling in the future.
- Ecology
 - Loss of wildlife habitat
- Highways
 - Poor sight lines
 - Extra traffic on a narrow road would harm highways safety.
 - Impact road safety
- Residential amenity
 - Create harmful noise.
 - Light pollution
- Drainage
 - Surface water drainage into soakaway would lead to flooding downstream.
 - Discharging into a watercourse which seasonally dries up- condition for foul and surface water drainage.

7 Supporting Representations received from different addresses citing the following material planning reasons:

- Boost in local tourism and economy.
- Minimal impact upon local landscape and environment
- No highways incidents along the road

Relevant Government Planning Policy and Guidance

National Planning Policy Framework

Section 2 Achieving Sustainable development.

Section 4 Decision Making

Section 8 Promoting healthy and safe communities.

Section 12 Achieving well designed places.

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 16 Conserving and Enhancing the Historic Environment

National Planning Practice Guidance

Climate Change

Consultation and pre-decision matters

Design: process and tools

Environmental Impact Assessment

Flood risk and coastal change.

Planning Obligations

Use of planning conditions

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1

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DS1 - Development Strategy and Principles
MTRA4- Development in Countryside
CP11 - Sustainable Low and Zero Carbon Built Development
CP13 - High Quality Design
CP14 - Effective Use of Land
CP16- Biodiversity

Winchester District Local Plan Part 2 – Development Management and Site Allocations

DM1 - Location of New Development
DM15 - Local Distinctiveness
DM16- Site Design Criteria
DM17- Site Development Principles
DM18- Access and Parking
DM23-Rural Character
DM24- Special Trees, Important Hedgerows and Ancient Woodlands

Denmead Neighbourhood Plan

Policy 1: A Spatial Plan for the Parish

Supplementary Planning Document

National Design Guide 2019
Car Parking Standards (2008)
High Quality Places SPD (2015)

Other relevant documents

Climate Emergency Declaration; Carbon Neutrality Action Plan 2020 – 2030
Statement of Community Involvement 2018, 2020 and 2024

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF, 2023) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application site is located outside of a defined settlement boundary and as such is on land designated as countryside, therefore relevant countryside policies apply.

Denmead Neighbourhood Plan (Policy 1) notes that proposals outside of the settlement policy boundary will be required to conform to development plan policies in respect of the control of development in the countryside.

In this area, WCC Local Plan Part 1 Policy MTRA4 allows for small scale sites for low key tourist accommodation appropriate to the site, location and setting.

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The proposal seeks the erection of 2 single-storey cabins which are considered to be a small scale. As the report details, they are considered to be within an appropriate site, location and setting.

The principle of development is therefore acceptable subject to compliance with the development plan as a whole and material planning considerations.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Impact on character and appearance of area

The application site is an area of rural character, demonstrated by the agricultural paddocks and arable fields. There are residential dwellings within the wider area, along with the dwelling of Drakes Bottom within close proximity to the site.

The planning history of the site includes refusals relating to the erection of 2 residential dwellings on 2 different sections of the paddock (resulting in 4 dwellings) under applications 22/00640/FUL & 22/00649/FUL. The applications were refused in principle (as they resulted in new dwellings in the countryside) and also for the harm caused to the character of the area due to their siting, layout and appearance.

As the site is located within the countryside, due regard is given towards policy DM23 which seeks to protect an area's rural characteristic. The proposal would see the erection of 2 two-bedroom, single-storey tourist accommodation units. The two cabins have a subservient scale and appearance, clearly in line with a structure associated with tourist accommodation and not that of a residential dwelling unlike the previously refused applications.

The layout of the cabins are arranged so that views to the countryside beyond are retained when looking into the site through the access. Unlike the proposal for the residential dwellings previously proposed, which also included the formation of detached garages on top of the more residential nature of the developments, the scale of the buildings and their positioning within the site does not create adverse harm to the rural character of the area.

Given the rural location of the site, a looser grain of built form is expected in the area, therefore the single-storey nature of the development is considered suitable in this setting. The proposed appearance of the cabins, whilst not a Hampshire vernacular, have a small-scale appearance and use natural materials which reflect the rural character of the area. Condition 3 is included to ensure that the external materials are suitable and of high quality.

The scale, positioning and appearance of the lodges ensures that visual intrusion is minimal, and the physical positioning ensures that countryside views are maintained which would not have been possible under the refused housing schemes. In the interests of the tranquillity of the site and wider area, a tourist use is restricted under condition 9 and condition 11 requests lighting details to ensure an acceptable lighting scheme is used in the interests of the rural area.

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The proposal does include the formation of a parking area along with paths. The parking area for the site is restricted to be in close proximity to the access and has been kept to a minimum whilst also allowing space for vehicles to park, turn and exit in a forward gear. Condition 4 requests details of the surface treatment to ensure these are high quality and appropriate for a rural area.

The proposal has restricted views from the public realm due to the boundary treatments to the front of the site and not being readily visible. The hedge along the northern boundary to the site plays a key role in upholding the rural characteristics of the site and area. If the hedges are removed than views would be opened up towards the lodges which would interrupt the rural character of the area. Therefore condition 13 is included which ensures the retention of the hedges to the sites.

There is a public right of way (ROW) Denmead 27 located over 120 metres to the east of the site. The ROW runs along the boundary of adjacent paddocks and will have views towards the site of the lodges. Whilst there are views from the ROW, the development has a scale in-keeping to that of small tourist accommodation with an external appearance in-keeping to the rural nature of the area. Therefore, given the distance along with the scale and appearance of the development, the proposal is considered to not detract from or have a significant adverse impact to the public right of way.

Whilst an increase in built form will be demonstrated on the site, the proposed development forms 2 holiday lodges and not residential dwellings. The lodges have an acceptable scale and position within the site. Whilst not a Hampshire vernacular, the external appearance and materials are in-keeping to the rural character of the area.

In order to prevent the unit being used as permanent residential accommodation, which would be contrary to the Development Plan policies and MTRA4, it is considered that an appropriately worded condition should be included (condition 9). Such a condition ensures that only one individual may occupy the unit for a maximum period of 4 weeks and for no more than 3 times per year with a break between each occupation, by the same occupier for a minimum of 4 weeks. The condition also requires the applicant to keep a register of the names of the occupiers of the unit as well as their arrival and departure dates and the council can request that this is produced for review at any given time in order to ensure that the unit is being used in line with the terms of the permission.

Based upon the above assessment it is not considered that an adverse impact is not demonstrated upon the character and appearance of the existing site and surrounding area as it does not demonstrate visual intrusion, adverse impact upon the areas tranquillity nor does it detract from the enjoyment of the countryside from the public realm. The development therefore accords with polices DS1, CP20, MTRA4 of the WD LPP1 and DM15, DM16, DM23 of the WD LPP2.

Development affecting the South Downs National Park

The application site is located 800 metres south of the boundary from the South Downs National Park

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy
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Framework (NPPF) updated 2023. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 182 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Due to the distance and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

The South Downs National Park is a Dark Skies Reserve. Due to the proximity to the park boundary and the rural nature of the area, condition 11 requests lighting details prior to their installation to ensure they are appropriate for the area.

Historic Environment

No Impact, the works do not affect a statutory Listed building or structure including setting; Conservation Areas, Archaeology or Non-designated Heritage Assets including setting.

Neighbouring amenity

Drakes Bottom is located over 50 metres to the west of the site, with a belt of trees running between the two sites. Given the intervening distance and the scale of the proposals, an adverse overbearing, overshadowing and overlooking impact is not identified.

Whilst it is acknowledged that the proposed use would introduce additional movements and activity in this area, the proposal is not of a scale which justifies refusal of the application on this basis.

Other dwellings in the area are not adversely impacted due to the intervening distance and scale of the development.

Therefore, the proposal complies with policy DM17 of the LPP2.

Sustainable Transport

The site will provide ample parking space for the 2 cabins and utilises an existing access onto the unclassified country road. Whilst the proposal will have an increase in traffic generation compared to the existing use, the nature of the road being narrow with various bends does lend itself to being driven at reduced speeds.

The access itself does allow for good views to the east and west without the need to enter the roadway. Therefore, given the nature of the road being a single-track rural lane with good visibility leaving the site in a forward gear, it is considered the proposal will not lead to highway safety issues.

The access for the proposed tourist accommodation leads to an unclassified road and is to serve a 2 units of tourist accommodation, therefore the Highway Authority standing advice applies, and the proposal complies with this standing advice.

The proposal therefore complies with policy DM18 of the LPP2.

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Ecology and Biodiversity

An ecological appraisal has been provided which demonstrates the proposal would have a negligible impact upon the biodiversity of the site.

To ensure the proposal does not lead to a negative impact upon the surrounding biodiversity, condition 10 is attached ensuring the recommendations within the ecological appraisal are followed, with a further condition for a lighting strategy if there are any external lighting and a final condition for a biodiversity enhancement strategy.

The proposal therefore complies with policy CP16 of the LPP1.

Appropriate Assessment.

The application will have a likely significant effect in the absence of avoidance and mitigation measures on European and Internationally protected sites as a positive contribution of 18.92 Kg/TN/year is made. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates from Natural England.

The authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition complies with this strategy and would result in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

The site is outside of the River Itchen catchment and Phosphorus mitigation is therefore not required.

This represents the authority's Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework (2023).

Under Reg 63(4) of the Habs Regs the Council considers that is not appropriate, to take the opinion of the general public, and have not therefore further advertised the Appropriate Assessment.

Sustainability

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Policy CP11 expects new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect. Condition 7 is included and secures the submission of design-stage data prior to the commencement of development above damp-proof course to ensure this is complied with.

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A further condition then requests as-built data prior to the occupation of the unit to ensure that the requirements have been met. This is under condition 8.

The proposal therefore complies with policy CP11 of the Local Plan Part 1.

Sustainable Drainage

Based upon the latest information available from Hampshire County Council, the application site is located within flood zone 1 and within an area considered to be at 'very low risk' from surface water flooding. The submitted proposed site plan indicates that surface water will be dealt with via a drainage field, however no further detail has been submitted at this stage.

With regard to foul drainage, the proposed site plan indicates a sewage treatment plant, the detail of which have been provided and are considered to be acceptable subject to the details submitted under conditions 5 and 6.

Based upon the above assessment, a pre commencement (condition 5) is included requesting details of foul and surface water drainage systems to be used within the development. The proposal is therefore considered to comply with the Development Plan DM17.

Trees

There is a tree located in the centre of the site where the tourist accommodation is located. The proposed tourist accommodation is located outside of the root protection zone, therefore given the distance and scale of the development it is considered there will not be an adverse impact upon the tree in the long term of the development or the visual amenities of the area.

To ensure the protection of the tree during the construction phase, condition 12 is attached requesting a scheme for the protection of trees retained on site.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

The principle of the development within the countryside is acceptable and the development would not have a significant adverse impact upon the character and appearance of the existing dwelling and area, or upon the amenities of the neighbouring properties.

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The proposal complies with policies DM1, DM15, DM16, DM17, DM18, DM23 and DM24 of the Local Plan Part 2 (2017) and DS1, CP11, CP13 and CP16 of the Local Plan Part 1 (2013) and the High Quality Places SPD.

Recommendation:

Permit subject to the following condition(s):

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be constructed in accordance with the following plans:

-Proposed Cabins- Dwg No. CFA-FULL-01- Received 18.12.2024

Reason: In the interests of proper planning and for the avoidance of doubt.

3. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the proposed holiday lodges; hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4. Prior to development beyond foundation level, details of hard and soft landscaping must be submitted to and approved in writing by the Local Planning Authority.

Hard landscaping details must include:

- oMaterials used for hard surfacing including access and parking areas.
- oBoundary treatments and gates including height.

Soft landscaping details must include:

- oSpecies proposed for hedgerow replanting including planting plan.

Development must then continue in accordance with the approved details.

Hard landscaping must be completed prior to the occupation of the tourist units.

Soft landscaping must be completed within the next planting season following the commencement of the development.

If, within a period of 5 years, any landscaping dies, becomes diseased or defective, replacement landscaping of the same species must be planted in the same location within the next planting season.

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Reason: To ensure the landscaping revisions to accommodate the highway visibility splays include appropriate species and to ensure the works are completed within an acceptable timeframe.

5. Detailed proposals for the disposal of foul, and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted.

The details must include a drainage strategy for the access point to demonstrate surface water will not lead to the highway.

The approved details shall be fully implemented before occupation of the building.

Reason: To ensure satisfactory provision of foul and surface water drainage

6. The development hereby permitted shall NOT BE OCCUPIED until:

a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority

b) Details of a maintenance plan for the Kingspan package treatment plant (PTP) proposed under this application.

c) A mitigation package addressing the additional nutrient input arising from the development has been submitted to and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

d) All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.

7. No development above damp proof course level of the development hereby permitted shall take place until detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use (110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of a 'design stage' Standard Assessment Procedure (SAP) calculation and a water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework and to accord with the, requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core, Strategy.

8. Prior to the occupation of the dwelling hereby permitted detailed information, demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for

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Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use(110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of an 'as built' stage SAP calculation and a water efficiency calculator shall be submitted to the Local Planning Authority for its approval. The development shall be occupied in accordance with the approved details.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework and to accord with the, requirement of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core, Strategy.

9. The tourist accommodation hereby permitted shall be used for holiday accommodation only which shall be limited to any one occupier occupying any unit for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier, of 4 weeks.

A register of the names of the occupiers of the unit and their arrival and departure dates shall be kept by the developer and shall be produced to the Local Planning Authority upon reasonable notice.

Reason: To accord with the terms of the application since the site lies within an area where residential properties would not normally be permitted.

10. Development shall proceed in accordance with the measures detailed in Section 6 'Recommendations re mitigation, enhancement, and management'. Of the approved Preliminary Ecological Appraisal by Phil Collins Associates (January 2024)

Reason: To ensure that the ecological value of the site is not adversely impacted upon by the development.

11. Prior to the installation of any external lighting, whether free standing or affixed to a structure, details and specifications of the proposed lighting must be submitted to and approved in writing by the Local Planning Authority. Development must then continue in accordance with the approved details.

Reason: In the interests of the proposal to not adversely impact upon the surrounding ecology.

12. No development (including site clearance and any other preparatory works) shall commence on site until a scheme for the protection of trees to be retained is submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include:

- a plan showing the location and type of the protective fencing.
- All such fencing shall be erected prior to any development works.
- At least 2 working days notice shall be given to the Local Planning Authority that it has been erected.
- It shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority.
- No activities or storage of materials whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

Note 1: The protective fencing should be as specified in the BS5837:2012 at Chapter 6 and detailed in figure 2.

Note 2: Ground Protection shall be as paragraph 6.2.3.3. of the same British Standard

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Reason: To retain and protect the trees which form an important part of the amenity of the area.

13.No hedging or planting along the north boundary of the site shall be removed at any time without the confirmed written consent of the Local Planning Authority.

Reason: To ensure a satisfactory visual relationship between the new development and wider area.

Informative:

1.

In accordance with the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

2.

The Local Planning Authority has taken account of the following development plan policies and proposals:-

Local Plan Part 1 - Joint Core Strategy: DS1, CP11, CP13, CP14, CP16, MTRA4

Local Plan Part 2 - Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM23, DM24

Denmead Local Plan – Policy 1

3.

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

4.

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5.

During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

6.

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Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practise

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

7.

Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)